

**AT A REGULAR MEETING OF THE DUMFRIES TOWN COUNCIL HELD ON TUESDAY, NOVEMBER 12, 2013, IN COUNCIL CHAMBERS, 17755 MAIN STREET, DUMFRIES, VIRGINIA: ON A MOTION DULY MADE BY \_\_\_\_\_, AND SECONDED BY \_\_\_\_\_, THE FOLLOWING RESOLUTION WAS ADOPTED BY THE FOLLOWING VOTE:**

Charles C. Brewer,;  
Gerald M. Foreman, II, ;  
Kristin W. Forrester, ;  
Helen D. Reynolds, ;  
Willie J. Toney, ;  
Gwen P. Washington, ;  
Derrick R. Wood, ;

**RESOLUTION TO AUTHORIZE THE TOWN MANAGER ADVERTISE A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO ALLOW FOR KID'S ZONE DAYCARE TO OPERATE AT 17926 MAIN STREET**

**WHEREAS**, the Town of Dumfries has received a conditional use permit application to allow for a daycare, namely Kid's Zone Daycare, to operate in the B-2 Neighborhood Business Zoning District located at 17926 Main Street; and

**WHEREAS**, the Planning Commission reviewed the application on October 7, 2013, and on October 22, 2013 when the Planning Commission voted to move the application forward to Town Council for review and to hold a joint public hearing; and

**WHEREAS**, the Town Council reviewed the application at the October 22, 2013 work session where Town Council directed staff to move forward with scheduling a public hearing on the conditional use permit.

**NOW, THEREFORE, BE IT RESOLVED** by Town Council that the Town Manager is authorized to advertise for a public hearing to be held on December 10, 2013 to consider the conditional use permit for Kid's Zone Daycare to be located at 17926 Main Street.

By Order of Council:

\_\_\_\_\_  
Gerald M. Foreman, Mayor

ATTEST:

\_\_\_\_\_  
Dawn Hobgood, Town Clerk

**NOTICE OF JOINT PUBLIC HEARING**

**BY THE TOWN COUNCIL AND PLANNING COMMISSION  
OF THE TOWN OF DUMFRIES, VIRGINIA ON**

**December 5, 2013 at 7:00 PM  
or as soon thereafter as may be heard  
Located at 17755 Main Street, Dumfries, VA 22026**

The Town Council and Planning Commission of the Town of Dumfries hereby gives notice of a public hearing on a Conditional Use Permit application to allow for Kid's Zone Daycare to operate from 17926 Main Street. This property is located in the B-2 Neighborhood Business District which only allows daycares to operate by Conditional Use Permit.

All supporting material is available for public inspection at the Office of the Town Clerk at 17755 Main Street, Dumfries, Virginia 22026 between the hours of 8:30 AM and 5:00 PM; M-F. The public hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility or needing to discuss accommodation of a disability should contact the Town Clerk at 703-221-3400 or [dhobgood@dumfriesva.gov](mailto:dhobgood@dumfriesva.gov), during normal working hours.

Please post on November 21, 2013 and November 28, 2013.

## *Kid's Zone Daycare*

" A P I a c e t o B e "

Good Evening Honorable Town Council,

Let me introduce myself, my name is Basima Alagrabawi, I'm a single parent of 5 wonderful kids. While driving many times to my friend's house in Dumfries, I used to see a daycare upon this building on 17926 Main St. I used to tell myself one day I will open one just like this. I have been, and still doing childcare/ daycare for 15 years. I currently live in Fairfax County, Alexandria, Virginia 22309.

I have always wanted to open a daycare center and help the community and open up more job opportunities for locals in this bad economy. My destiny led me to Dumfries where I saw the same building 17926 Main St. had a real estate sign for rental; it was the same establishment that used to be a daycare. I made an appointment and went to see the place. I liked the location and setup of the parking lot, easy access for pick and drop kids. In addition it's the right size for a medium daycare center. So I went ahead and signed the lease on July-15-2013 excited on my new venture. Little did I know the building was vacant for many months or maybe a year? Every day six days a week, approximately 7-8 hours a day, my cousin Amir Nasri and I worked on getting this place cleaned up. We threw the trash left by the previous occupant. It took us two weeks just to clean up and throw out all the debris that was left there on all three floors of the building. We then started preparing to paint the walls, which were not only damaged, but had three different shades of dark brown. Continuously for 4 days, all we did is prime the walls for painting. Painting inside was a experience for us, and a never ending task in order to brighten up the place and be more welcoming and kids friendly. Amir Nasri and I put uncountable hours, hard work and lots of money to get it to where it is now.

After finishing inside, we started working outside. Cleaning up, repairing/ painting the exterior columns and the handicap ramp.

One day, Richard West from the Depart. Of public works stopped by to hand us a notice to stop working. He has seen what looked like a piece of a wall lying against the building. He explained to us that we needed a permit to break down walls, do electrical and plumbing work. He said that we needed to apply for a business license and get Certificate of Occupancy. First of all we explained that we didn't take any walls down or do any electrical or plumbing work. What he saw was just an old counter top that was in the building that we throw out.

Second, we were surprised and shocked what he told us about the license and the certificate. We were clueless, because realtor Richard Le, and previous owner who used to run business on same premises,

never told us, about any permits, special license or certificate. We felt used, cheated, and abused at this point.

So on Monday, Sept. 23rd, we went to see Laura O'Dell who was very helpful but did give us more bad news. With the new ordinances, since the building had been closed for so long, we needed to file for an Unconditional Permit in order to open a daycare which will take approximately 90 days. We felt like the real estate agent played us for fools. He had a business there and never told us any of this. We had already put so much hard work, sweat, uncountable hours and thousands of dollars on repairing, painting, fixing and cleaning up. This did not even include the bills that were already coming in, plus the hefty monthly rent.

Please expedite your decision in our favor, and help us on this business venture and in return we can help the community with essential daycare services as well as job opportunities. Many local residents have stopped by asking for job openings and other leave notes on the door.

### ***ORGANIZATION***

Kids Zone Daycare will be located in what used to be Our Kids Childcare, 17926 Main St., Dumfries, VA. The center will provide childcare services from 6:00am to 7:30pm, Monday through Friday. We have extended hours for today's diverse working families. During that time children are provided with nutritious meals, snacks, and opportunities to learn through age appropriate activities. During the summers and school breaks, additional services are provided for school age children. This allows parents to have their children at one location with consistent supervision and constructive activities.

The center will also use a portion of the land adjacent to the building to put up a wooden fence and operate a playground for the kids. The playground will be far away from any traffic, and very safe and supervised. The targeted customers are lower to middle class families who value the quality of education and childcare for their children, ages 6 months to school age kids. The projected plan is to open the center for business on December 2<sup>nd</sup> 2013 with enrollment of 30 children maximum. The biggest operating expenses are the compensation for highly qualified personnel and rent on the facility. All required licenses, permits, and inspections will be required.

The trend for utilizing childcare centers has been increasing steadily since 1965. The number of young children of working mothers enrolled in childcare centers has exceeded the number of children cared for by parents, relatives, nannies or family daycare providers. Today nearly 1 in 3 children of working mothers and families attend a daycare. The U.S Department of Census, in June 2013, states that persons under five years of age acquire 9.2% in Dumfries.

We are in need of a daycare center in the area. Since Amir and I have been working on the daycare many local residents have stopped by in person and left the note for job openings. We gladly

said of course as we open we will contact you. This center will be a help to the community in this recession and bad economy we are in.

Kids Zone Daycare is an opportune time for Amir Nasri and I, Basima Alagrabawi to open a center based facility in an area with high risibility and surrounded by a surplus housing. With inflation continuing to rise each year, the typical American family now requires dual or supplemental incomes. This trend has created a need for quality childcare services at a family friendly rate with late hours. Prince William County's population percent change between the years 2000 to 2010 is 43.2% leading an anticipation of an expanding market potential for this industry in the local area.

Kids Zone Daycare Center will operate under a strict philosophy that children need to be treated with warmth and respect. The children taken care of by Kid's Zone Daycare especially need experiences that will foster physical, social, emotional, and cognitive growth. The atmosphere at Kids Zone Daycare will be a caring environment to encourage independence constructive problem solving, positive self-esteem, and improved self-worth.

The Virginia State law requirements for teacher/ child ratio for a center based daycare are as follows;

#### ***PROVIDER/CHILD RATIO***

<b>AGE RANGE</b>	<b>RATIO FOR CENTER BASED CARE IN VA:</b>
Infants	(1:4)
Young Toddlers:	(1:5)
2 and 3 years:	(1:8)
4 years:	(1:10)
School age:	(1:18)

We have and still are accepting applications from local residents. Depending on the number of kids enrolled will determine how many employees we will hire.

#### ***OVERVIEW OF PROGRAM***

These objectives will be accomplished through the use of age appropriate activities such as the following:

- Sand
- Water
- Clay
- Blocks
- Manipulative Toys
- Games
- Puzzles
- Dramatic play
- Science and math exploration
- Language and literature appreciation
- Music and movement
- Arts and colors
- Large motor skills development
- Field trips and experimental learning
- Room routines and responsibilities
- Interaction with adults and other kids

### ***TRAFFIC AND SAFETY MEASURES***

Kid's Zone Daycare has easy access for pick and drop. Our research and observing other local daycare- show most of the clients are walking distance. But safety for children will be ensured by having the parents park next to the entrance and walk their child up to the main entrance where they will be greeted by a kid's zone staff member, there they will sign in. The entrance and parking area is far away from the oncoming traffic flow that is created by the neighborhood residence. Additionally, a wooden fence will be put up around the perimeter of the playground to block off any access to the street as the children play. The fence will be 4ft high to ensure the safety of the kids. After speaking to the Virginia Department of Social Services division of licensing, they said there are no specific requirements for the type and height of the fence. Also we have handicap wooden ramp to accommodate physically disabled kids. The garbage dumpster currently available will be removed and replaced with portable garbage cans that will be placed in the back of the center fenced in.

### ***MARKETING STRATEGY***

Marketing in the child care industry depends largely on the good reputation and referral. Efforts will remain primarily grassroots using local resources, churches, and the community of Dumfries. Letter head and business cards will be developed with a new logo, an open house will be held to introduce Kid's Zone Daycare and its staff to the community. The children will screen print the new logo on T-Shirts. Signs will be placed throughout the region to let the public know the center's location and market enrollment. In addition, articles will be written for the newspaper and local papers will have advertising for the new center.

N 38 42'50" E 133.75

Grass Back Yard

PROPOSED CHAIN LINK  
FENCE-6' HIGH

4' X 41'

Fenced  
Play  
Ground

N 51 03' 20" W 205.95

Exit

EXISTING 2 STORES  
STRUCTURE W/  
BASEMENT

F.F.E. 40.50

OPEN PORCH

Sign in Area

Walkway

Pick & Drop  
Area

Handicap Ramp

Grass front yard

N 51 17' 13" W 234.72

PROPOSED WOOD H/C  
RAMP SLOPE 1:12 MAX.

PROPOSED REUSING  
EXISTING SIGN ON ROOF

0-18

PROPOSED SIGN

15-0"

MAIN STREET

Two Lane Street

One Lane Street

Easy access in and out

South

North

PROPERTY ADDRESS: 17926 MAIN STREET, DUMFRIES, VA 22026

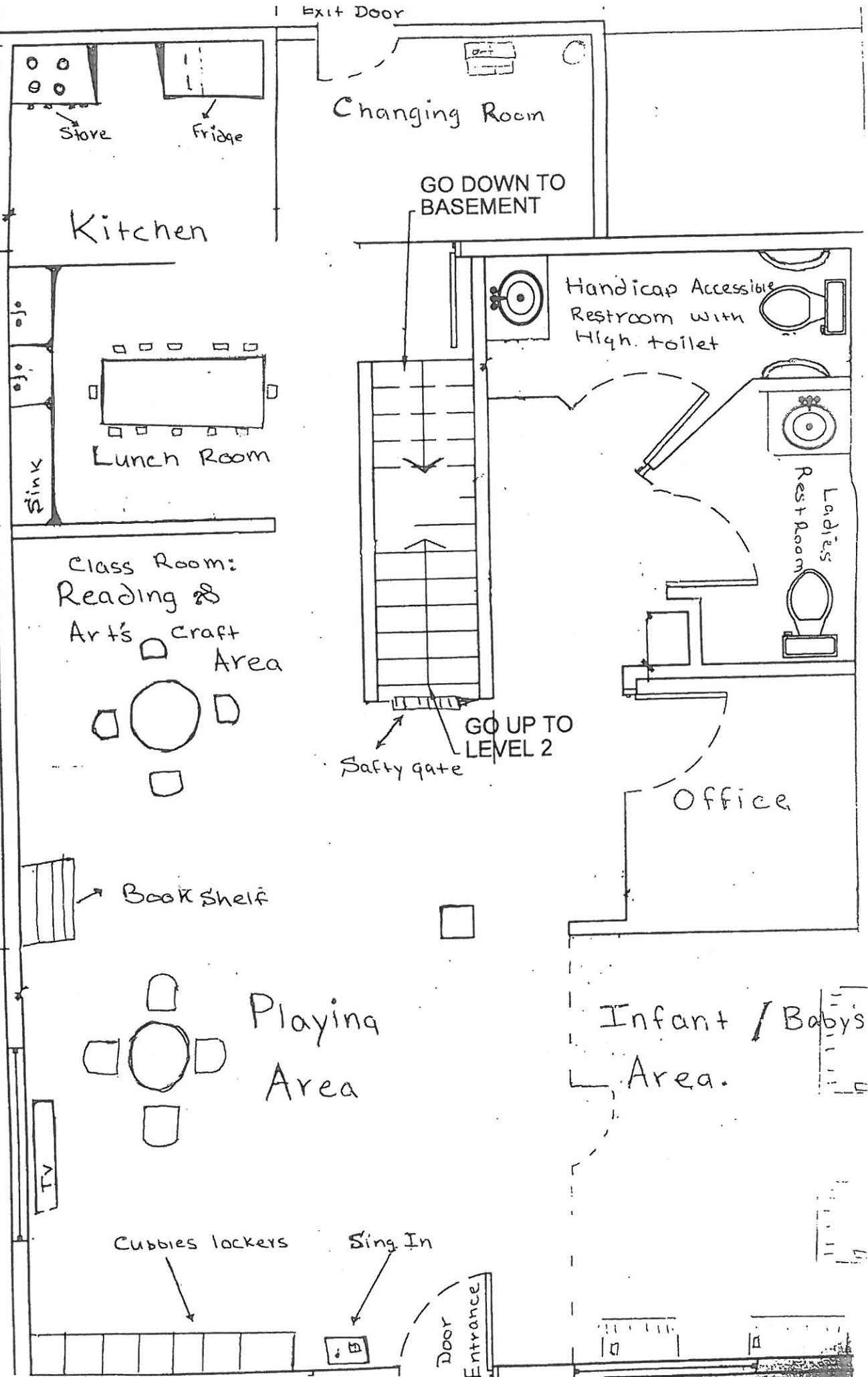
First Floor Layout

6'-6"

8'-7"

13'-3"

13'-4"



15'-6" 15'-5" 4'-3" 27'-7" 3'-11" 3'-9" 12'-3" 3'-9" 3'-11"

Class Room

Nap Area.

Upper Room's

Storage Room

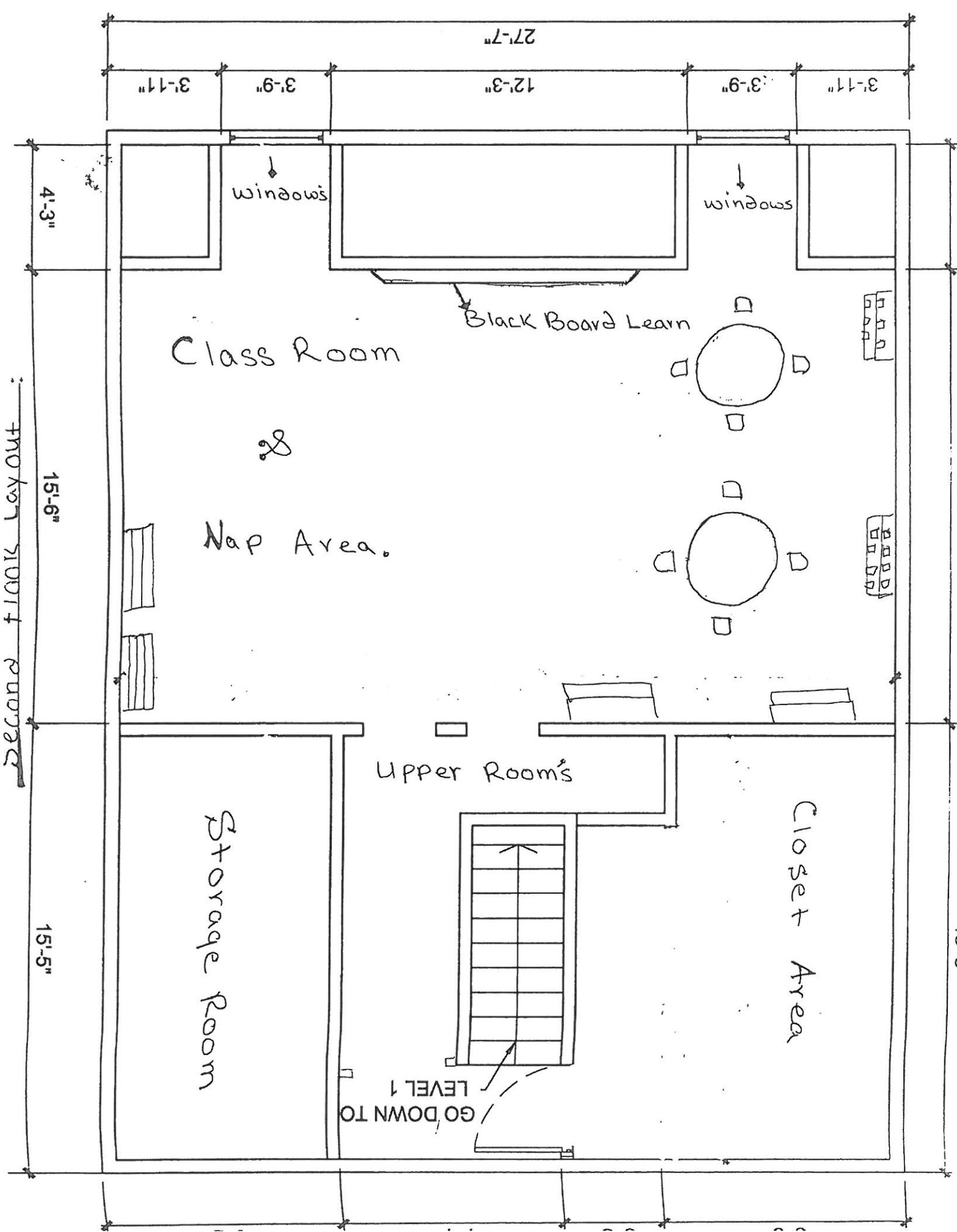
Closet Area

Windows

Windows

Black Board Learn

LEVEL 1  
GO DOWN TO



# SEMENT FLOOR PLAN

27'-7"

Storage Area :

35'-8"

Third Floor Layout :

